

**NOTICE TO PAY RENT OR QUIT**

[California Code of Civil Procedure Section 1161(2)]

TO: \_\_\_\_\_  
AND ALL OTHERS IN POSSESSION:

The premises herein referred to are situated in the City of \_\_\_\_\_, County of \_\_\_\_\_, State of California, and designated by the street and number as: \_\_\_\_\_.

NOTICE IS HEREBY GIVEN that within THREE (3) days after the service upon you of this Notice (unless the 3<sup>rd</sup> day is weekend or holiday, in which case the 3<sup>rd</sup> day advances to the next business day), you are hereby required to pay to the undersigned, or to \_\_\_\_\_ (owner/authorized agent), the rent for the premises hereinafter described, of which you now hold possession amounting to a total of

\$ \_\_\_\_\_

enumerated as follows:

\$ \_\_\_\_\_ Due From: \_\_\_\_\_  
\$ \_\_\_\_\_ Due From: \_\_\_\_\_  
\$ \_\_\_\_\_ Due From: \_\_\_\_\_

**OR QUIT AND DELIVER UP POSSESSION OF THE PREMISES.**

**YOU ARE FURTHER NOTIFIED THAT, the Owner/Agent does hereby elect to declare a forfeiture of your lease or rental agreement under which you hold possession of the above-described premises and if you fail to perform or otherwise comply, will institute legal proceedings to recover rent and possession of said premises which could result in a judgment against you including rent, damages (including up to \$600.00 pursuant to Code of Civil Procedure section 1174(b) and any other damages allowed by law), costs and attorneys' fees.**

In compliance with Code of Civil Procedure Section 1161(2), payment must be made to the owner/agent as follows:

Payment shall be made payable to: \_\_\_\_\_  
Person to whom rent is to be paid: \_\_\_\_\_  
Address where rent is to be paid: \_\_\_\_\_  
Telephone number for the above address: \_\_\_\_\_  
Rent may be paid on the following days and times: \_\_\_\_\_

Dated: \_\_\_\_\_  
\_\_\_\_\_  
Landlord/ Agent for Landlord

*THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PENAL CODE SECTION 594 PROVIDES THAT EVERY PERSON WHO MALICIOUSLY INJURES OR DESTROYS ANY REAL PROPERTY NOT HIS OWN IS GUILTY OF VANDALISM*

"The amount of the rent you owe is set out in the attached notice. The rent is owed to \_\_\_\_\_. Unless you dispute the validity of this debt within thirty days of the date of this notice, we will deem this debt valid. If you notify us in writing at the address on the notice attached that the debt, or any portion thereof, is disputed, we will obtain verification of the debt or a copy of a judgment against you and a copy of such verification or judgment will be mailed to you by us. Upon your written request within thirty days of the date of this notice, we will provide the name and address of the original creditor, if different from the current creditor. This notice is an attempt to collect a debt and any information obtained from you will be used for that purpose. CAUTION: Your thirty day rights set forth in this attachment do not extend your right to pay or vacate set forth in the attached notice, AND, the attached notice to pay or vacate does not shorten or otherwise affect your thirty day rights set out in this attachment."